



# Massachusetts Avenue Streetscape Concept Plan: Mill Street to Pond Lane



Public Information Meeting – Site Analysis

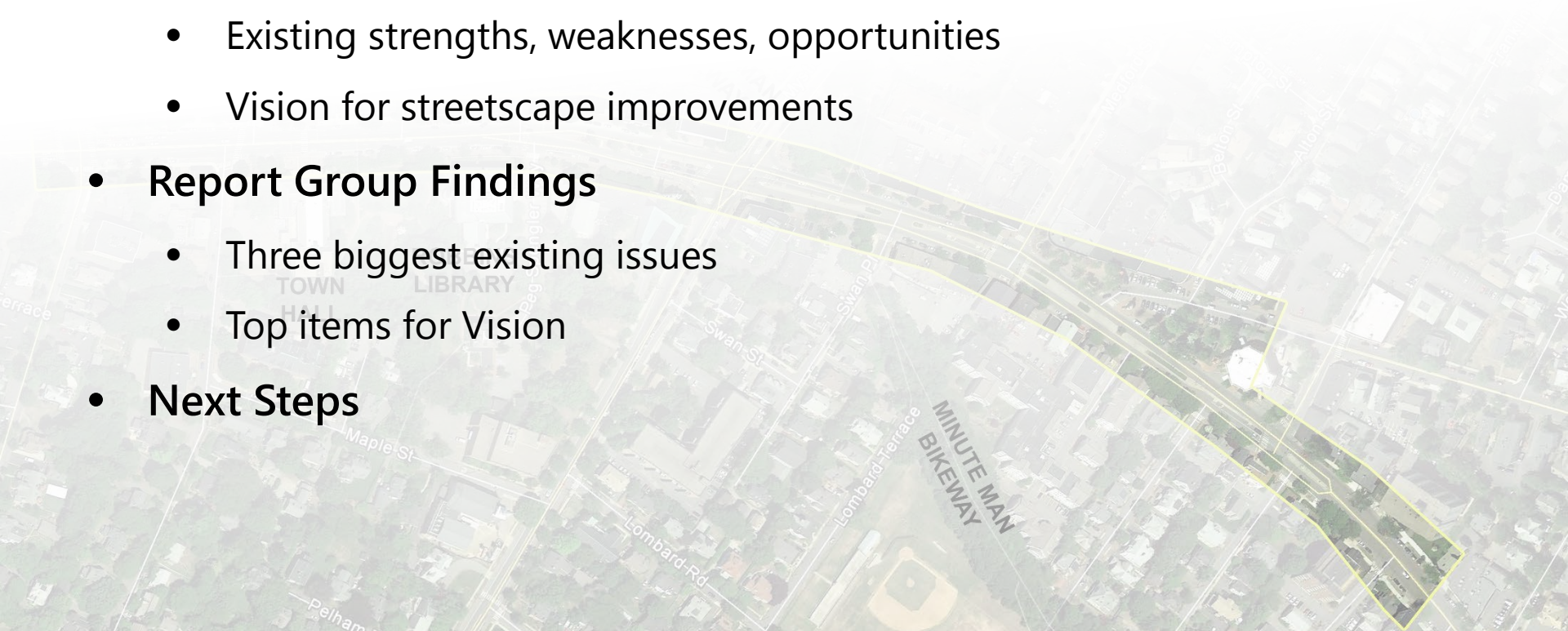
Town of Arlington, Massachusetts

*April 13, 2016*



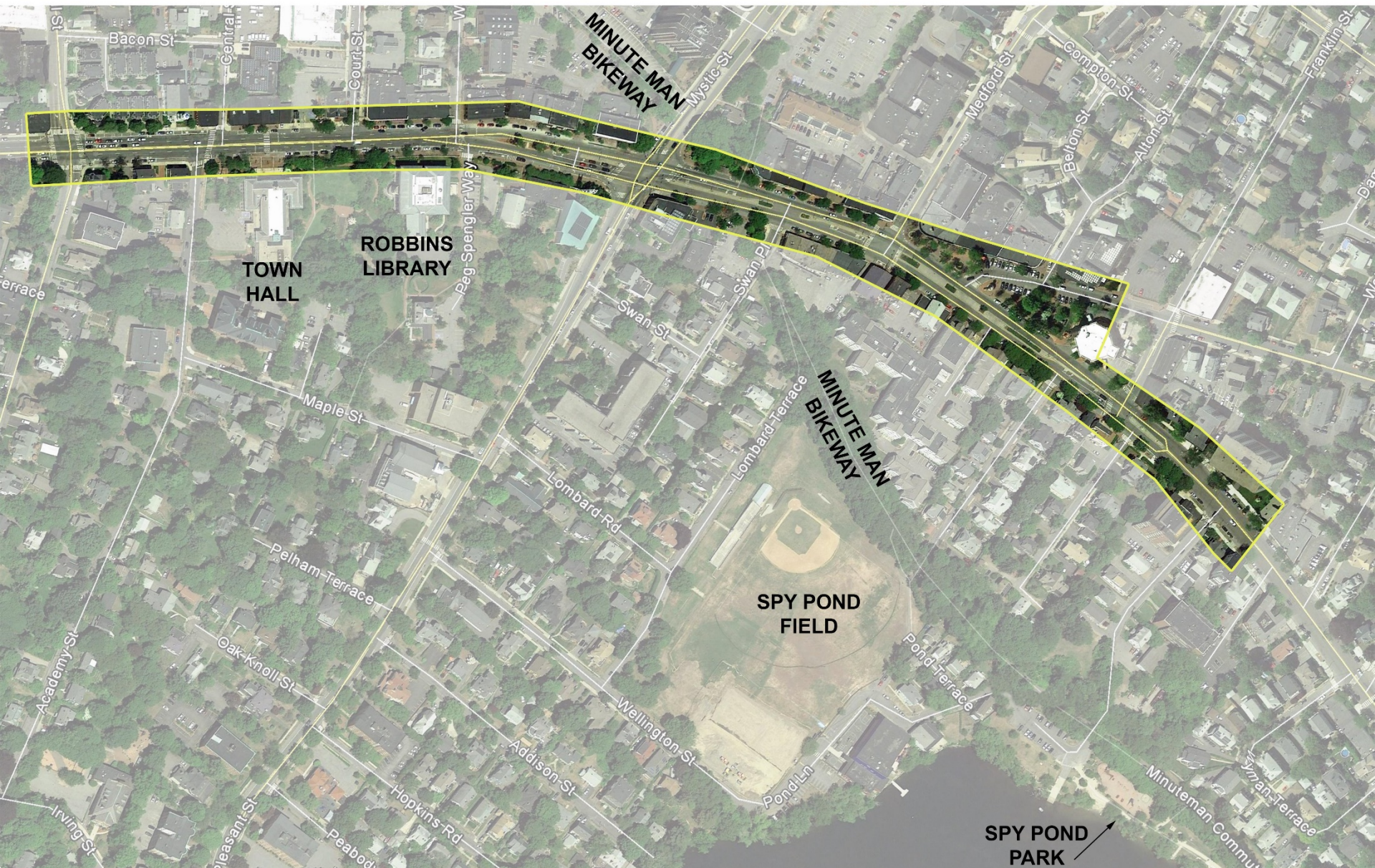
# AGENDA

- Introduction
- Project Objectives
- Overview of Existing Conditions Inventory
- Break-out Group Exercise
  - Existing strengths, weaknesses, opportunities
  - Vision for streetscape improvements
- Report Group Findings
  - Three biggest existing issues
  - Top items for Vision
- Next Steps





# DRAFT INVENTORY OF EXISTING CONDITIONS





# ARLINGTON SEGMENT 1





# ARLINGTON SEGMENT 1: PHOTO INVENTORY





# ARLINGTON SEGMENT 2





## ARLINGTON SEGMENT 2: PHOTO INVENTORY





# ARLINGTON SEGMENT 3





# ARLINGTON SEGMENT 3: PHOTO INVENTORY





This aerial photograph of Whitmore Park is overlaid with a detailed landscape architecture plan. The plan includes the following elements:

- Streets and Paths:** Mystic Street, Pleasant Street, Massachusetts Avenue, and Swan Place are shown. A bike path runs along the top and right edges.
- Landmarks and Buildings:** The Jefferson Cutter House is at the top. The Samuel Whitmore Granite Monument is located near the center-right. The Cyrus Dallin Art Museum is indicated by a sign.
- Plantings:** Numerous green circles represent trees. Specific trees are labeled: 24" Maple, 30' Hgt. Double Led Lights, 30' Specimen Sugar Maple, and Junipers.
- Materials and Conditions:** Various materials and their conditions are noted: Good Condition Brick, Fair Condition Brick, Poor Condition Brick, Cobbles, Wood Fence w/ Ornamental Posts, and Asphalt Patches (Poor-Condition).
- Infrastructure:** Features include a Timber Guardrail Historic Train Crossing Signal, Entrance Banner Sign to Bike Path, 5' Wide Cobble Median, 30' Double Led Light, Signal Pole, Transformer, and Dampers.
- Historic Context:** The plan includes a 'Preserved Vestige of Historic Railroad Tracks' and 'Good Condition Brick' sections.
- Scale and Orientation:** A scale bar at the bottom indicates 0 to 40 feet. A north arrow is located in the top right corner.



# ARLINGTON SEGMENT 4: PHOTO INVENTORY







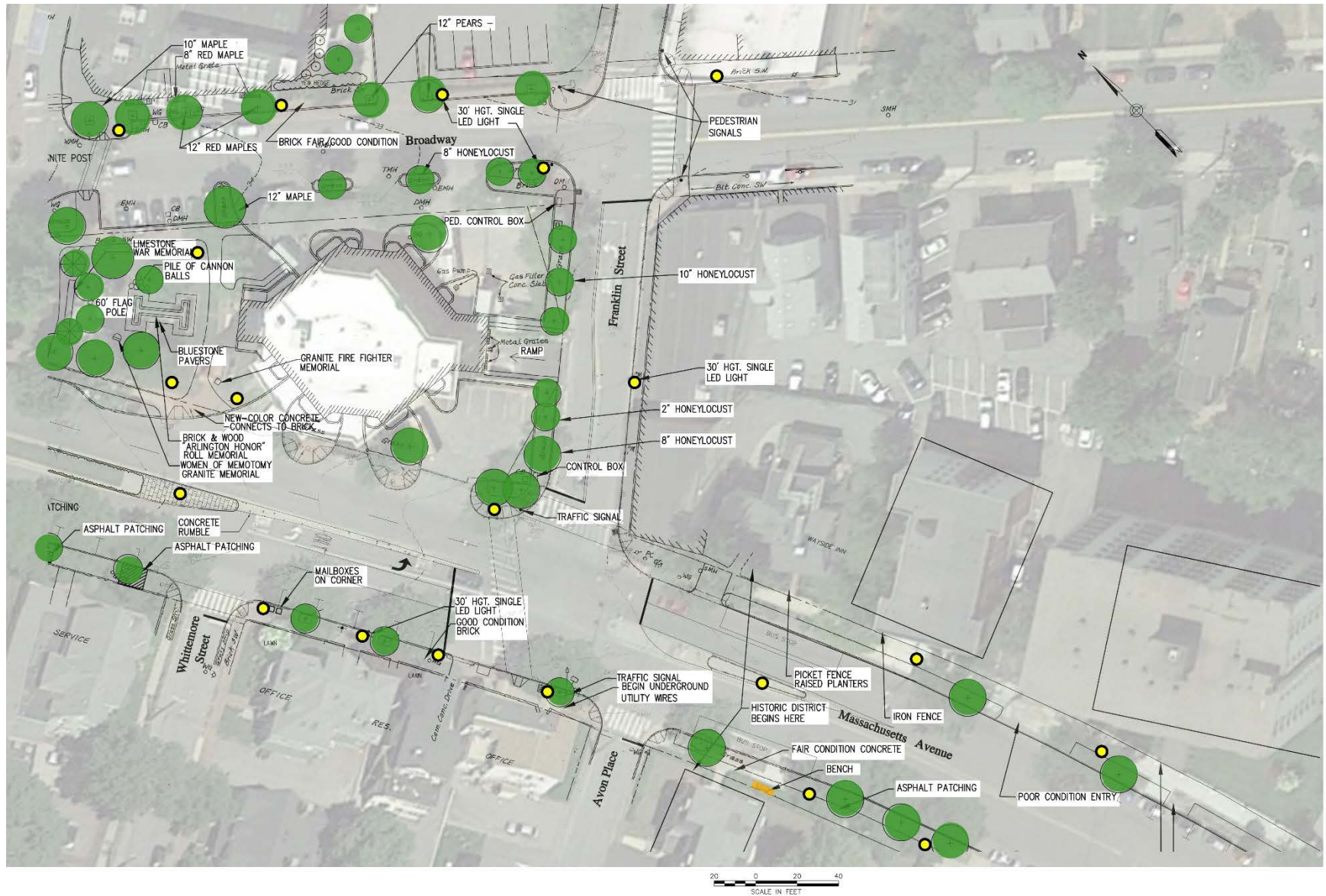


# ARLINGTON SEGMENT 5: PHOTO INVENTORY





# ARLINGTON SEGMENT 6



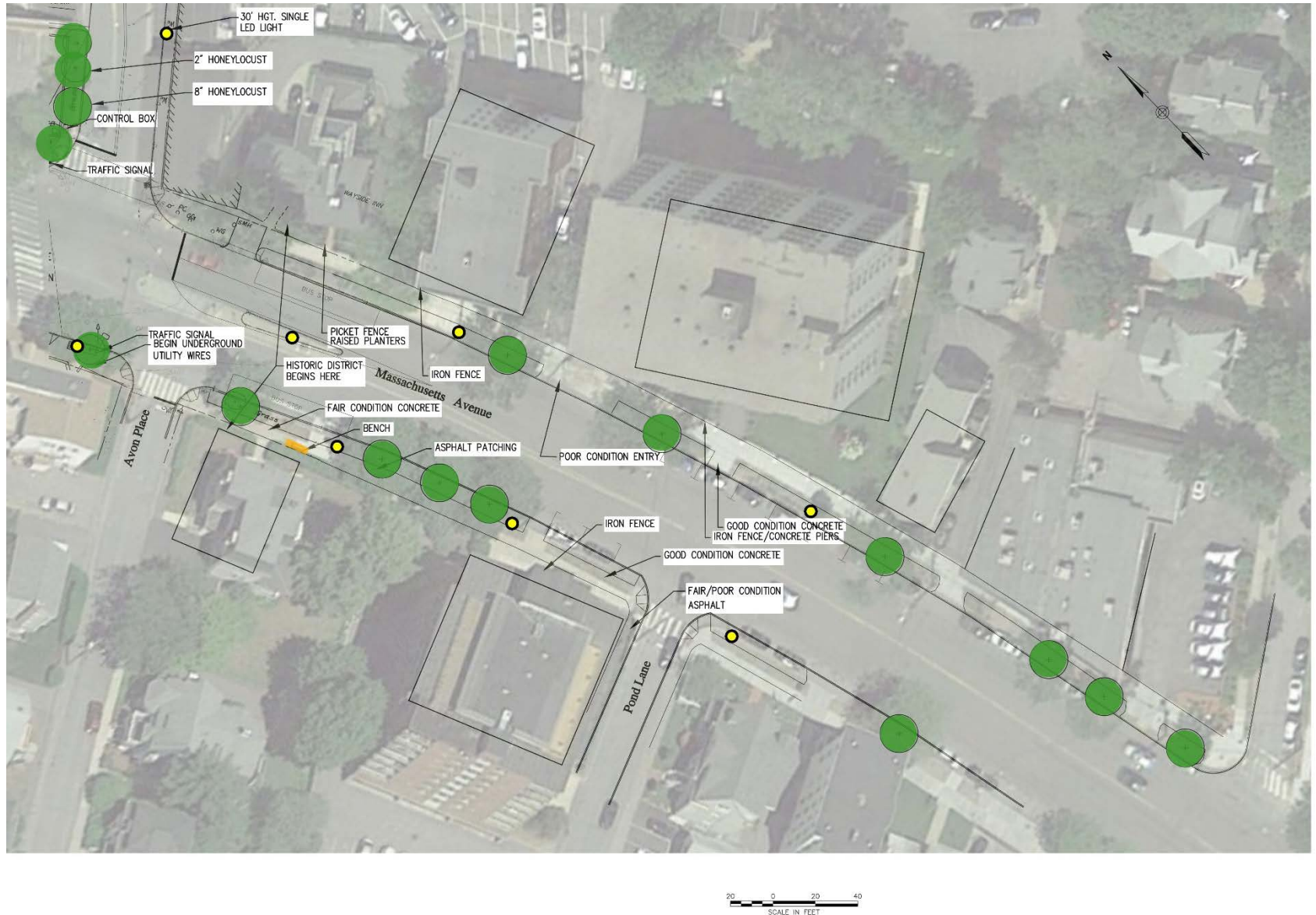


# ARLINGTON SEGMENT 6: PHOTO INVENTORY





# ARLINGTON SEGMENT 7





# ARLINGTON SEGMENT 7: PHOTO INVENTORY





## BREAK-OUT GROUP EXERCISE

- Existing strengths, weaknesses, opportunities
- Vision for streetscape improvements





# REPORT GROUP FINDINGS

- Three biggest existing issues
- Top themes/elements to include in a project Vision





## NEXT STEPS

- Finalize existing conditions inventory
- Public walk of the corridor
- Develop Draft Concept Plan Alternatives
- Save the Dates:
  - Walk-Shop May 5<sup>th</sup>
  - Second Public Meeting June 16<sup>th</sup>

